



**High Weald  
Cherry Orchard, Tenterden, Kent TN30 7LP**

**Warner Gray**

**High Weald,  
Cherry Gardens, Tenterden TN30 7LP  
Guide Price £875,000**

**A superb 5 Bedroom, 3 Bathroom detached property, having undergone total refurbishment to include re-model and substantial extension, with beautiful gardens, integral garage and off street parking, set in an enviable tucked away location within walking distance to the highly sought after tree lined Tenterden High Street.**

**Entrance Hall \* Sitting Room \* Kitchen/Dining Room \***

**Utility Room \* Ground Floor Cloakroom \***

**Master with Dressing Room and En-Suite \* Four Further Bedrooms \* Two Further Bathrooms \***

**Integral Garage \* Beautiful Gardens \* Cul-de-sac location \*  
Walking distance to High Street \***

**Situation**

Tenterden is a delightful small town known as the 'Jewel in the Weald' with excellent leisure and recreational amenities to include shopping (with many interesting independent shops) together with a comprehensive range of facilities for day to day needs (doctors, dentists, schools, banks etc). The town is surrounded by beautiful countryside offering many lovely walks, cycle rides and golf courses.

For education there is a wide choice of well regarded state/private school options in the area (including grammar), with excellent infant/primary/secondary schools in Tenterden itself.

Good transport links include regular rail services to London from nearby Headcorn (9 miles) and Ashford International (13 miles) which also offers the high speed link to St Pancras (37 minutes) and the Continent via Eurostar. Regular buses link surrounding towns/villages. By road, join M20 at junctions 8,9 (Leeds Castle or Ashford).

**Viewing by appointment through WarnerGray 01580 766044**

**[www.warnergray.co.uk](http://www.warnergray.co.uk)  
email : [info@warnergray.co.uk](mailto:info@warnergray.co.uk)  
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High Weald has been completely refurbished, including substantial extension, all finished to a superb high end specification, finished in only 2015. Works included new roof, double glazed windows, electrics, plumbing, Kitchen and Bath/Shower Rooms. The property enjoys many bespoke finishes which have been combined with character reclaimed materials (eg old oak herringbone parquet flooring), resulting in a beautiful home, designed for comfortable, stylish family living. Rooms are light, airy and generously proportioned throughout giving a wonderful feeling of space which must be seen to be fully appreciated.

A good size Entrance Hall leads to the accommodation which is arranged over 3 floors, a brief description of which follows:  
**SITTING ROOM** 19' 3 max" x 21' 8" (5.87m x 6.6m) Double aspect, with solid oak flooring and fireplace with wood burning stove

**DINING ROOM** 17' 11" x 12' 7" (5.46m x 3.84m) Partially open plan with adjacent Kitchen, with wood burning stove and bi-fold glazed doors opening to garden.

**KITCHEN** 17' 11" x 10' 2" (5.46m x 3.1m) Travertine stone tile floor throughout Kitchen/Dining Room (with U/F heating), with French doors to garden. Superb fitted Kitchen with modern shaker style cabinets and solid oak worktops, Rangemaster range style cooker, Belfast sink and integrated dishwasher plus double size fridge/freezer.

**UTILITY ROOM** With marble work top and Belfast sink, leaving space for appliances.

**CLOAKROOM** (W.C.)

**1ST FLOOR MASTER BEDROOM**

19' 5" x 13' 9" (5.92m x 4.19m) Spacious room with walk in Dressing Room and fully tiled en-suite Shower Room off,

**BEDROOM** 19' 5" x 9' 5" (5.92m x 2.87m) Double aspect with built in storage.

**BEDROOM** 12' x 10' 8" (3.66m x 3.25m) Enjoying double aspect.

**BEDROOM** 12' 11 max" x 8' 7 max" (3.94m x 2.62m) Currently used as Study.

**BATHROOM**

Contemporary style, fully tiled with travertine. Shower, separate bath with shower hose, hand basin and W.C. with ample built in storage.

**2ND FLOOR BEDROOM** 31' 5" x 10' 9" (9.58m x 3.28m) Large room enjoying superb triple aspect far reaching views. (Note : electrics designed so that room could easily be divided into 2/3 if required.)

**BATHROOM**

Contemporary style with bath, basin on wash stand and w.c.

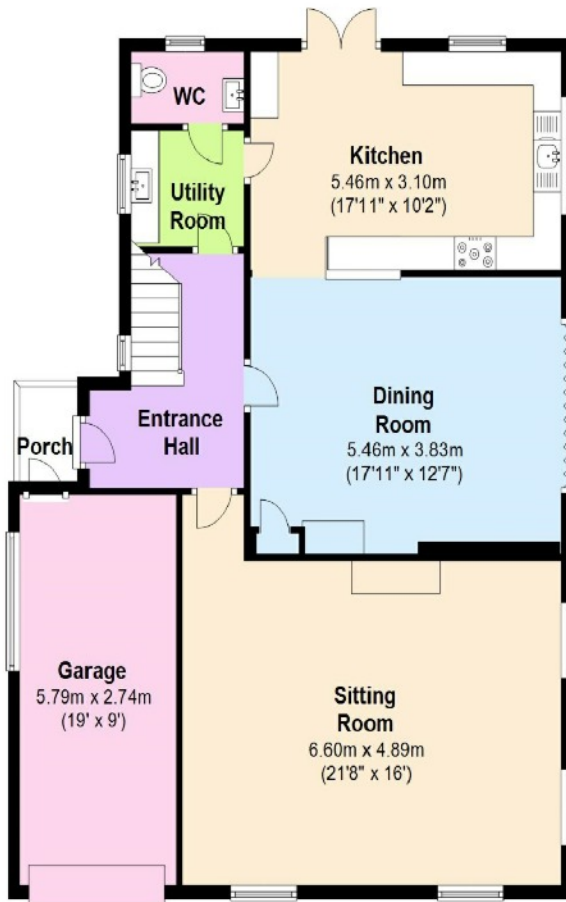
**OUTSIDE** Generous gravel driveway to front provides off road parking for several vehicles and access to Integral Garage. Beautiful rear gardens arranged on two sides of property enjoying good degree of privacy, with large Indian sandstone terrace adjacent to Kitchen/Dining Room leading to further garden laid predominantly to lawn, with decking terrace. Mature hedge/tree boundaries, well stocked beds and borders, log store and 2 garden sheds.

**SERVICES** : Mains gas, electricity, water & drainage. (GFCH and U/F heating in Kitchen/Dining Room).



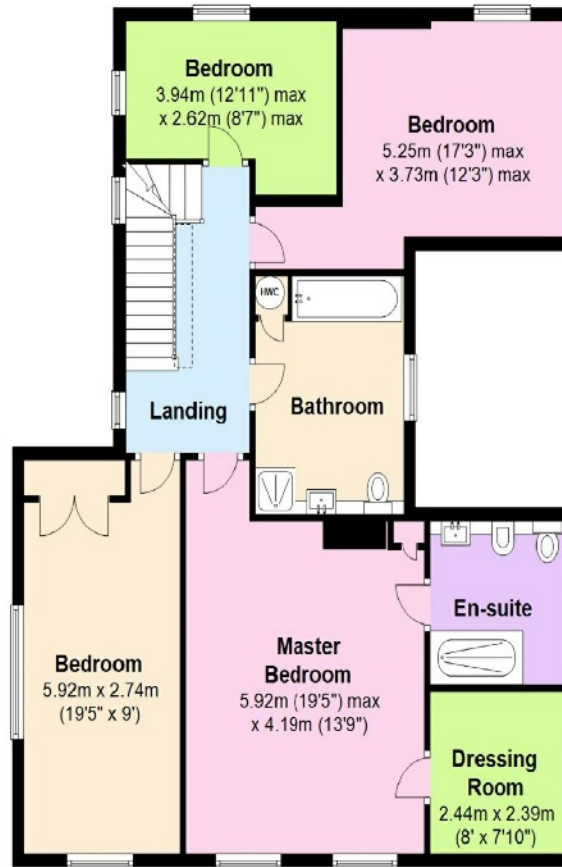
## Ground Floor

Approx. 100.8 sq. metres (1085.4 sq. feet)



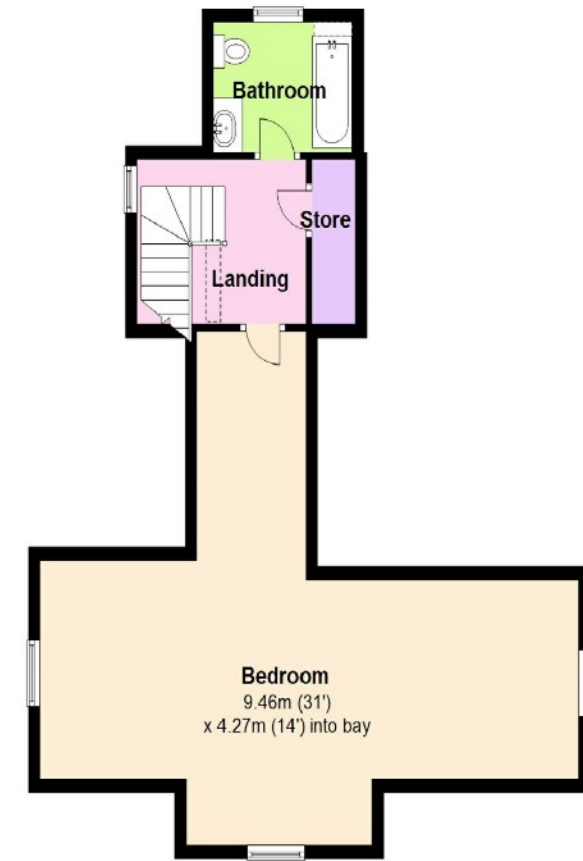
## First Floor

Approx. 91.6 sq. metres (985.6 sq. feet)



## Second Floor

Approx. 56.8 sq. metres (611.4 sq. feet)



Total area: approx. 249.2 sq. metres (2682.4 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows or other internal features merely intended as a guide. Please note there is some reduced head height on 2nd floor.

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